	School Name:	**St. Bernard Elementary School**				School Code:	**8017**
	Location:	**7211 - 96a Avenue, Edmonton, Alberta**				Facility Code:	**1961**
	Region:	**Central**				Superindendent:	**Mr. Garnet McKee**
	Jurisdiction:	**Edmonton Roman Catholic Schools Regional Division #40**				Contact Person:	**Mr. Ken Yakimovich**
						Telephone:	**(780) 453-4500**
	Grades:	**K - VI**				School Capacity:	**150 (Leased)**

Building Section	Year of Compl.	No. of Floors	Gross Bldg Area (Sq.M.)	Type of Construction (i.e., structure, roof, cladding)	Description of Mechanical Systems (incl. major upgrades)	Comments/Notes
Original Building	1958	1	355.7	Frame construction, sloped roof, stucco exterior	One (1) forced air, natural gas fired, down flow, original Steel King furnace is providing heating and ventilation via Crawl Space ductwork.	The existing furnace is 42 years old and has exceeded it life expectancy. The system does not meet present ventilation code requirements. Therefore, the new Mechanical System is required.
Additions/ Expansions	1964	1	955.3	Masonry construction, flat roofs, brick veneer and stucco exterior.	Four (4) down -flow, natural gas fired Flame-Master furnaces, located in the 1964 Mechanical Room are supplying air to each room via underfloor mounted ductwork. Return air is from the Corridor mounted grille, ducted back to the furnaces.	The entire heating and ventilation system consists of natural gas fired furnaces, which cannot provide proper room temperature controls, and minimum fresh air required by ASHRAE Standard 62-1989 (min. 7.0l/s of fresh air per student). This is a Health and Safety concern. Therefore, it is recommended to replace the existing furnace system with new, properly sized hot water heating and ventilation system.

						Evaluator's Name:	**Janusz Najfeldt**
						& Company:	**Najfeldt Architect**

Upgrading/ Modernization (identify whether minor or major)	1989			Fire alarm upgrading.		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1999	1		Wood frame structures.	Each portable classroom is served by one natural gas fired furnace, located in the Mechanical Room. Air distribution system is via supply air duct, located in the cabinet above the floor, below the window. Entire Heating and Ventilation System can provide minimum fresh air, required by the present building codes.	Two, free standing structures erected by the leasee. Each structure is attached to the permanent part of the school. Natural gas to each furnace is provided from the gas meter in the Main Mechanical Room. The heating and ventilation system is capable of providing sufficient ventilation, to meet present code requirements.
List of Reports/ Supplementary Information	Fire alarm test conducted in 1999					

	Evaluation Components	Summary Assessment		Estim. Cost
1	**Site Conditions**	Regrade portion of site and replace section of sidewalk.		$ 31,000.00
2	**Building Exterior**	Replace stucco, doors, windows and hardware. Recommend roofing inspection. Investigate moisture in crawl space and "wet" exterior walls.		$ 200,600.00
3	**Building Interior**	Repaint walls, change carpets and ceiling tiles. Replace doors and frames, provide new millwork. Provide barrier free automatic opener and W.C.		$ 301,000.00
4	**Mechanical Systems**	The existing forced air, natural gas fired furnace heating and ventilation system serving 1958, and 1964 sections of the school shall be replaced with new hot water heating and ventilation system.		$ 200,000.00
5	**Electrical Systems**	The main electrical service is in poor condition. Retrofit existing luminaires with new T8 lamps and electronic ballasts. Upgrade fire alarm system to current code.		$ 120,600.00
6	**Portable Buildings**	Provide strobe lights		$ 2,500.00
7	**Space Adequacy:**			
	7.1 Classrooms	Excessive	207.10	
	7.2 Science Rooms/Labs	N/A		
	7.3 Ancillary Areas	Deficient	-310.00	
	7.4 Gymnasium	Slightly Deficient	-23.20	
	7.5 Library/Resource Areas	Slightly Deficient	-8.90	
	7.6 Administration/Staff Areas	Deficient	-158.30	
	7.7 CTS Areas			
	7.8 Other Non-Instructional Areas (incl. gross-up)	Somewhat excessive	63.30	
	Overall School Conditions & Estim. Costs		-235.00	$ 855,700.00

Condition Ratings: 1-Emergency/Critical 2-Poor/Unsatisfactory 3-Marginal 4-Good 5-Excellent F.I.-Further investigation required

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Conditions**			
1.1.1	Overall site size.	4	Adequate.	$ -
1.1.2	Outdoor athletic areas.	4	Two soccer fields and two baseball diamonds. Adequate.	$ -
1.1.3	Outdoor playground areas, including condition of equipment and base.	N/A		$ -
1.1.4	Site landscaping.	4	All areas under grass. Some mature trees in front yard. Adequate.	$ -
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Fenced on three sides. Front open. No bike stands or guard rails. One flag pole	$ -
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Poor drainage and ponding on three sides. Regrading recommended on south and west side, or installation of catch basins.	$ 25,000.00
1.1.7	Evidence of sub-soil problems.	4	Yes, due to water entry under building on south west side of 1958 building, repaired since.	$ -
1.1.8	Safety and security concerns due to site conditions.	3	Icing of walkways, front and east. City sidewalk has negative slope at front entrance. Negotiate with city to reconstruct sidewalk portion.	$ 1,500.00
Other				$ -

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	**Access/Drop-Off Areas/Roadways/Bus Lanes**			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	One access for vehicles. Adequate. Pedestrian access to all entrances, adequate.	$ -
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt, good condition overall.	$ -
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	No bus lanes, drop off area in front of school along public street. Adequate.	$ -
1.2.4	Fire vehicle access.	4	From street and around building. Considered adequate.	$ -
1.2.5	Signage.	4	Lessor has their own banner on the gym wall, no permanent signage required at this time.	$ -
Other				$ -

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	**Parking Lots and Sidewalks**			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	5	Ample parking on site (18 staff) Designated stall on the street c/w sign.	$ -
1.3.2	Layout and safety of parking lots.	4	Good, no issues.	$ -
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt, good drainage.	$ -
1.3.4	Layout and safety of sidewalks.	4	Layout adequate Safety poor, due to icing over front. City sidewalk, negotiate with city.	$ -
1.3.5	Surfacing and drainage of sidewalks (note type of material).	2	Asphalt walks to portables c/w some paving blocks remaining walks concrete. Ponding on front walkway and to portables. Repair roof drainage interface and slope walkway to portables.	$ 4,500.00
1.3.6	Curb cuts and ramps for barrier free access.	4	None required. Parking area not curbed.	$ -
Other				$ -
	Overall Site Conditions & Estimated Costs			$ 31,000.00

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	**Overall Structure**		**Bldg. Section**	**Description/Condition**	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	F.I.	1958	Wood over crawl space, moisture present. Floor shifted in south west corner. Poor air quality in south west office.	$ -
			1964	Slab on grade, no issues reported. Investigate sub-grade moisture problems.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1958	Cracks visible at wood load bearing walls. Evidence of some movement, not significant.	$ -
			1964	Concrete block walls in good condition.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1958	Wood trusses, no evidence of structural distress.	$ -
			1964	Precast concrete over gym and entrances. Remaining areas appear to have wood roof structure. All in good condition.	
Other					$ -

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	**Roofing and Skylights** ***Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying***		**Bldg. Section or Roof Section**	**Description/Condition/Age**	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	2	1958 1964	Asphalt shingles. Water stains observed on ceilings. Flat roof, leakage over front lobby. Leakage over gymnasium. Comprehensive roofing inspection recommended. Re-roofing recommended.	$ 82,000.00
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	2	All	No access hatch - via ladders only. Provide internal roof access.	See 2.2.1
2.2.3	Control of ice and snow falling from roof.	4		None, all roofs drain internally.	$ -
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A			$ -
Other					$ -

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	**Exterior Walls/Building Envelope**		**Bldg. Section**	**Description/Condition**	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	2	1958	Painted stucco in poor condition. New stucco recommended.	$ 35,000.00
			1964	Painted block and brick. - in reasonable condition.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	2	All	Painted wood - poor condition. Provide pre-finished metal fascias.	$ 12,000.00
2.3.3	Building envelope (i.e., evidence of air infiltration/ exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	F.I.	1958	No evidence of air leakage through walls.	$ -
			1964	Brick has wet appearance in shaded areas, suggesting lack of vapour barrier.	
2.3.4	Interface of roof drainage and ground drainage systems.	2	1958	Poor, rain water leaders discharge onto walkways. Relocate R.W.L.	$ 800.00
			1964	Good.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	Perimeter wall shows no signs of deterioration due to air movement.	$ -
Other					$ -

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4	**Exterior Doors and Windows**		**Bldg. Section**	**Description/Condition**	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	1958 1964	Wood doors in wood frames, very poor. Replace all. Wood doors in steel frames, poor condition. Freezes up during winter, replace all.	$ 28,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	All	Old hardware and screens, poor condition. Recommend replacement.	$ 9,800.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	2	All	In poor condition but no safety concerns. Replacement recommended.	$ 10,000.00
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	1958 1964	Aluminum sliders in wood frames (frames clad with aluminum) - poor condition. Replace windows. Aluminum windows older style, but functional.	$ 18,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	1964	Although workable, generally in poor condition. Draft through sliders. Change weatherstripping.	$ 5,000.00
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	F.I.		Wet staining on brick veneer, exfiltration. Further observation recommended.	See 2.3.3
Other					$ -
	Overall Bldg Exterior Condition & Estim Costs				$ 200,600.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	**Interior Structure**		**Bldg. Section**	**Description/Condition**	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	2	1958	Cracks, poor appearance. Painting and repairs recommended.	$ 28,000.00
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1958	Floor settlement in office was repaired.	$ -
			1964	Good condition.	
Other					$ -
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	2	1958	Carpet and sheet flooring, very poor. Replace.	$ 58,000.00
			1964	Floor tile hallways, carpet in classrooms, poor.	
3.2.2	Wall materials and finishes.	2	1958	Drywall, poor condition throughout, repaint. Painted block, good condition.	See 3.1.1
			1964		
3.2.3	Ceiling materials and finishes.	3	1958	T-bar, stained, poor. Replace tiles.	$ 48,000.00
			1964	Halls T-bar, classrooms tentest - poor condition. Install T-bar in classrooms.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	**Materials and Finishes (cont'd)**		**Bldg. Section**	**Description/Condition**	
3.2.4	Interior doors and hardware.	2	All	Wood doors in poor condition. Hardware in poor condition. Hardware in poor condition. Frames in poor condition, recommend replacement.	$ 48,000.00
3.2.5	Millwork	2	All	Old, in poor condition. Replacement recommended.	$ 45,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Chalkboards throughout, adequate.	$ -
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3	All	Gym - two basketball hoops, old sportsflooring. Refinishing of floor recommended.	$ 18,000.00
3.2.8	Washroom materials and finishes.	4	All	Ceiling - Painted drywall - Good condition Walls - Concrete block, painted - good condition Floor - Mosaic tile, good condition. Metal toilet partitions - good condition.	$ -
Other		2		Boys W.C. - poor air quality, prevailing sewer smell. Investigate source of odors.	$ 20,000.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	**Health and Safety Concerns --- *Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is***		**Bldg. Section**	**Description/Condition**	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	All	Combination of combustible and non combustible construction, non-sprinklered.	$ -
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	All	Appears adequate	$ -
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	All	Appears adequate	$ -
3.3.4	Exiting distances and access to exits.	4	All	Adequate.	$ -
3.3.5	Barrier-free access.	2	All	No automatic door openers. No barrier free washrooms. Provide both.	$ 16,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4	All	None observed, no audit was conducted.	$ -
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	2	All	Air quality concerns due to poor ventilation. Stale musky smells in 1958 office and 1964 boys W.C.	$ 20,000.00
Other					
	Overall Bldg. Interior Condition & Estim Costs				$ 301,000.00

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	**Mechanical Site Services**				
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4	All sections	The site drainage system is surface type system and is in good condition. No water accumulation was identified around the building.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	All sections	An irrigation system does not exist. The NFHB are in fair condition.	
4.1.3	Outside storage tanks.	N/A		None	
Other					
4.2	**Fire Suppression Systems**		**Bldg. Section**	**Description/Condition**	
4.2.1	Fire hydrants and Siamese connections.	N/A		None	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	N/A		None are required.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	all sections	Fire extinguishers are in fair condition.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		None are required.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	**Water Supply and Plumbing Systems**		**Bldg. Section**	**Description/Condition**	
4.3.1	Domestic water supply (i.e., pressure, volume, quality note whether municipal or well supply).	4	1964	Domestic water supply is from the water main in the street (municipal water supply). There is no problem with water pressure, volume and water quality.	
4.3.2	Water treatment system(s).	N/A		The water is treated by the City of Edmonton.	
4.3.3	Pumps and valves (including Backflow prevention valves).	4	all sections	All pumps and valves are in fair condition. The backflow preventor is fine.	
4.3.4	Piping and fittings.	4	1958 1964	Coper pipes and fittings are in fair condition	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	all sections	Are complete with individual isolation valves and are in fair conditions.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	all sections	Consist of two (2) natural gas fired domestic water heaters which are in fair condition	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	all sections	The sanitary sewer system including sumps and pits is a municipal type of system and is in fair condition. Storm system inside of the building is also in fair condition.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	**Heating Systems**		**Bldg. Section**	**Description/Condition**	
4.4.1	Heating capacity and reliability (including backup capacity).	2	all sections	The existing heating system serving the entire school consists of five (5) natural gas fired furnaces. The furnaces have exceeded their life expectancy and are very unreliable. This system cannot provide backup heating. It is recommended to install a new hot water heating system with a new boiler plant consisting of two (2) gas fired boilers (one stand-by).	$59,000
4.4.2	Heating controls (including use of current energy management technology.	2	all sections	The existing mechanical system is not using current energy management technology such as can be provided by a free cooling system. The existing control system consists of space thermostats. This control system cannot provide efficient operation.Therefore, it is recommended to upgrade the existing control system, during replacement of the existing Mechanical System.	see 4.4.1
4.4.3	Fresh air for combustion and condition of the combustion chimney.	2	all sections	The existing combustion air is sufficient. Howeve, it has to be replaced, during the new mechanical system installation.	see 4.4.1
4.4.4	Treatment of water used in heating systems.	N/A		Does not exist	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	N/A		Does not exist	
4.4.6	Heating air filtration systems and filters.	N/A		Does not exist	
4.4.7	Heating humidification systems and components.	N/A		The evaporative type of humidifiers are recommended for new ventilation system.	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	**Heating Systems (cont'd)**		**Bldg. Section**	**Description/Condition**	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	2	all sections	The existing supply air and return air duct system is in poor condition. The size of ductwork system including diffusers is not sufficient to provide proper air changes to each room. Some areas have noticeable noise form air movement. The noise level is exceeding acceptable noise criteria on NC35. The supply air grilles are obsolete and in poor condition. It is recommended to replace the	see 4.4.1
4.4.9	Heating piping, valve and/or duct insulation.	2	all section	The thermal insulation on the existing ductwork in the Mechanical Rooms is in poor condition. Acoustic insulation is required on supply and return air plenums.	see 4.4.1
4.4.10	Heat exchangers.	N/A		None	
4.4.11	Heating mixing boxes, dampers and linkages.	N/A		None	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	2	1964	The air distribution in the Gymnasium is from the floor. Air circulation is poor and drafty. The space temperature is lower by the outside wall. It is recommended to install new properly sized, overhead ductwork and the hot water perimeter radiation system to serve the Gymnasium .	$35,000
4.4.13	Zone/unit heaters and controls.	N/A		None	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	**Ventilation Systems**		**Bldg. Section**	**Description/Condition**	
4.5.1	Air handling units capacity and condition.	2	all sections	The existing air handling system consists of (5) natural gas fired furnaces. Each furnace, with the exception of one (1) furnace, has exceeded its life expectancy and is in very poor condition. Each furnace does not have sufficient capacity to provide minimum fresh air and minimum air changes required by the present ventilation codes. The heat exchangers are corroded and furnaces are	$65,600
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	2	all sections	The existing forced air furnace system cannot provide minimum 15 CFM/occupant of outside air required by present ventilation codes. The maximum outside air provided by the existing ventilation sysytem is 7.2 CFM/occupant. This is health and safety concern. Refer to item 4.5.1 for recommendation.	included in 4.5.1
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	2	all sections	The existing air distribution system is not capable of providing minimum required air changes/hour for the occupants. The required minimum air change/hour for Classroom application is 6 and for Gymnasium application is 4. The existing system serving Classrooms can provide maximum 3.5 air changes/hour, and serving Gymnasium only, 2.5 air changes/hour. This is a	see 4.5.1
4.5.4	Exhaust systems capacity and condition.	4	all sections	The existing exhaust system serving washrooms and change rooms is fine.	
4.5.5	Separation of out flow from air intakes.	4	all sections	All exhaust outlets are minimum 10 ft from any outside air intake.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A			
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	**Ventilation Systems (cont'd)**		**Bldg. Section**	**Description/Condition**	
	Note: Only complete the following items if there are separate ventilation and heating systems.				
4.5.7	Ventilation controls (including use of current energy management technology).	N/A			
4.5.8	Air filtration systems and filters.	N/A			
4.5.9	Humidification system and components.	N/A			
4.5.10	Heat exchangers.	N/A			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	N/A			
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	**Cooling Systems**		**Bldg. Section**	**Description/Condition**	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	N/A			
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A			
4.6.3	Cooling system controls (including use of current energy management technology).	N/A			
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A			
Other					
4.7	**Building Control Systems**		**Bldg. Section**	**Description/Condition**	
4.7.1	Building wide/system wide control systems and/or energy management systems.	2	all sections	The existing control system is an outdated system.The new DDC control system is recommended, to provide current energy management technology, during the replacement of the existing furnace system.	$40,400
	Overall Mech Systems Condition & Estim. Costs				$200,000

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	**Site Services**				
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	3		Underground electrical service 120/240 Single Phase 400A . Installed in 1964. The service is original and in poor condition. Provide new distribution system.	$20,000.00
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3		The Building Lighting is inadequate. HID lighting around perimeter. Provide new HID wall packs around perimeter to provide additional safety lighting .	$2,500.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3		Inadequate capacity to handle all staff and teachers. Total of eight (8) existing car plugs. Car plug panel has capacity for two (2) additional car plugs. Provide new car plug panel and eight (8) additional car plugs on fenced side of car parking lot.	$5,000.00
Other					
5.2	**Life Safety Systems**		**Bldg. Section**	**Description/Condition**	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	4	1964	The fire alarm control panel is an Edwards 6616 and was installed in 1989. Tested on an annual basis, in good condition. Sixteen (16) zone panel, with ten (10) spare zones.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	All	Emergency lighting, is in good condition. The battery packs and remote heads are mini style. Adequate path of egress illumination.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	All	Exit signs are the old incandescent glass exits. Exit lights do not meet current exit signage code. Provide eight (8) new LED exit lights	$1,000.00
Other		2	All	There are three (3) existing bells. Provide three (3) new strobe lights. Provide two (2) new bell/strobe combinations. Inadequate fire alarm bells in schools.	$1,500.00

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	**Power Supply and Distribution**		**Bldg. Section**	**Description/Condition**	
5.3.1	Power service surge protection.	N/A			
5.3.2	Panels and wireways capacity and condition.	3	All	Panels are at 80% of capacity. Panels are original to building sections and in poor condition. Provide new panels.	$12,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	4	1964	The computer server is on a UPS APC 1000 backup.	
5.3.4	General wiring devices and methods.	4	All	Wiring is in good condition. All wiring is original to building.	
5.3.5	Motor controls.	4	All	Controls are pneumatic, original to building sections. Good condition.	
Other					
5.4	**Lighting Systems**		**Bldg. Section**	**Description/Condition**	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	2	1964	Computer Lab 550 Lux; Classroom 530 Lux; Office Area 450 Lux; Gym 680 Lux. The existing lighting is T12 magnetic ballasts and lamps. Upgrade to T8 electronic ballasts and lamps.	$52,500.00
			1958	Music Room 640 Lux; Office Teachers 788 Lux; The existing lighting is T12 magnetic ballasts and lamps. Upgrade to T8 electronic ballasts and lamps.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	All	NO PCB Ballasts. All PCB Ballasts have been removed during maintenance over the years.	

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4.3	Implementation of energy efficiency measures and recommendations.	2	All	Upgrade all T12 magnetic ballasts and lamps to T8 electronic ballast and energy efficient lamps.	See 5.4.1
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	**Network and Communication Systems**		**Bldg. Section**	**Description/Condition**	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4	1958	There are three (3) outside lines, one (1) fax line and one (1) high speed internet line. Adequate capacity for current school requirements.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	3	All	There is no PA system. No CCTV, intercom, satellite or cable TV. Provide new PA system.	$13,000.00
5.5.3	Network cabling (if available, should be category 5 or better).	5	All	Category 5 installed in February of 1999. Excellent condition.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	Data cabling is free aired above ceiling space. All drops are in cable chase strapped to walls.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	3	1964	Adequate capacity for growth. There is no ventilation. Provide new exhaust fan in principals office. Forty-eight (48) port server.	$2,500.00
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3	All	No dedicated circuits. Provide new dedicated outlet for computers in every classroom and classroom area.	$600.00
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	**Miscellaneous Systems**		**Bldg. Section**	**Description/Condition**	
5.6.1	Site and building surveillance system (if applicable).	N/A			
5.6.2	Intrusion alarms (if applicable).	2	All	No Security system. Provide new security system c/w keypads and motion sensors in corridors and office area.	$10,000.00
5.6.3	Master clock system (if applicable).	4	All	All clocks are battery operated. Good condition.	
Other					
5.7	**Elevators/Disabled Lifts (If applicable)**				
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	N/A			
5.7.2	Condition of elevators/lifts.	N/A			
5.7.3	Lighting and ventilation of elevators/lifts.	N/A			
Other					
	Overall Elect. Systems Condition & Estim Costs				$120,600.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.		**Detached on South Side (1999) Erected and funded by Leasee**	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Wood, in good condition.	$ -
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	Rubberized membrane, good	$ -
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Prefinished metal, good	$ -
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Aluminum windows, good. Metal door exterior, good. Wood doors interiors, good.	$ -
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	Vinyl covered plywood, good.	$ -
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Free standing, in good condition.	$ -
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Whiteboards.	$ -
6.1.8	Heating system.	4	The heating system consist of natural gas fired furnace serving each portable classroom. The system is in good condition and shall be re-used.	$ -
6.1.9	Ventilation system.	4	The ventilation system consist of natural gas fired furnace serving each portable classroom. The system is in good condition and shall be re-used.	$ -
6.1.10	Electrical, communication and data network systems.	5	New Portables built in August of 1999. Portables are networked to main system. New T8 fixtures, 1145 lux. New portable panel. Twenty-four (24) circuit, 14 spare. Building is in excellent condition.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	1	New LED exits. Separate Mirtone fire alarm control panel for each portable. Fire bell only. Provide new strobe light. Tie to main fire alarm control panel located in school. No municipal connection presently in portables.	$2,500.00
6.1.12	Barrier-free access.	4	Not provided, non issue.	$ -
	Overall Portable Bldgs Condition & Estim Costs			$ 2,500.00

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	6	73.68	442.1	3	80	240	202.1	
7.2	Science Rooms/Labs								
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)				1 2	130 90	310	-310	
7.4	Gymnasium (incl. gym storage)	1 1	232.3	251.8	1 1	250 25	275	-23.2	
7.5	Library/Resource Areas	1	19.5	71.1	1		80	-8.9	
7.6	Administration/Staff, Physical Education, Storage Areas			93.7			252	-158.3	
7.7	CTS Areas								
	7.7.1 Business Education								
	7.7.2 Home Economics								
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			452.3			389	63.3	
	Overall Space Adequacy Assessment			1311			1546	-235	

Evaluation Component/ Sub-Component	Additional Notes and Comments